

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM**

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Ferry Plantation House

other names/site number Old Donation Farm, Ferry Farm; Walke, William House (DHR # 134-0011)

2. Location

street & number 4136 Cheswick Lane not for publication
city or town Virginia Beach vicinity
state Virginia code VA county Independent City code 810 Zip 23455

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this X nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property X meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally statewide X locally. (See continuation sheet for additional comments.)

Signature of certifying official Date

Virginia Department of Historic Resources

State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of commenting or other official Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this property is: removed from the National Register
 entered in the National Register other (explain): _____

 See continuation sheet.

 determined eligible for the
National Register

 See continuation sheet.

 determined not eligible for the National Register

Signature of Keeper _____

Date of Action _____

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Virginia Beach, VA

5. Classification

Ownership of Property (Check as many boxes as apply)

☐ private
☒ public-local
☐ public-State
☐ public-Federal

Category of Property (Check only one box)

X building(s)
 ___ district
 ___ site
 ___ structure
 ___ object

Number of Resources within Property

Contributing	Noncontributing	
<u>1</u>	<u>0</u>	buildings
<u>1</u>	<u>0</u>	sites
<u>0</u>	<u>0</u>	structures
<u>0</u>	<u>0</u>	objects
<u>2</u>	<u>0</u>	Total

Number of contributing resources previously listed in the National Register N/A

Name of related multiple property listing (Enter "N/A" if property is not part of a multiple property listing.) N/A

6. Function or Use

Historic Functions (Enter categories from instructions)Cat: Domestic Sub: Single-Dwelling[illegible]

Current Functions (Enter categories from instructions)

Cat: Recreation and Culture Sub: Museum[illegible]

7. Description

Architectural Classification (Enter categories from instructions)☐ EARLY REPUBLIC: Federal _____

_____**Materials** (Enter categories from instructions)foundation ☐ BRICK _____roof ☐ WOOD _____walls ☐ BRICK _____☐ WOOD _____other ☐ GLASS _____
_____**Narrative Description** (Describe the historic and current condition of the property on one or more continuation sheets.)

8. Statement of Significance

Applicable National Register Criteria (Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- ☐ A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B Property is associated with the lives of persons significant in our past.
- ☒ C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations (Mark "X" in all the boxes that apply.)

- ☐ A owned by a religious institution or used for religious purposes.
- ☐ B removed from its original location.
- ☐ C a birthplace or a grave.
- ☐ D a cemetery.
- ☐ E a reconstructed building, object or structure.
- ☐ F a commemorative property.
- ☐ G less than 50 years of age or achieved significance within the past 50 years.
-

Areas of Significance (Enter categories from instructions)☐ Architecture _____**Period of Significance** ☐ 1780-1954 _____**Significant Dates** ☐ 1780 _____☐ 1830 _____☐ 1850 _____**Significant Person** (Complete if Criterion B is marked above)**Cultural Affiliation** _____**Architect/Builder** ☐ George McIntosh _____**Narrative Statement of Significance** (Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS)☐ preliminary determination of individual listing (36 CFR 67) has been requested.☐ previously listed in the National Register☐ previously determined eligible by the National Register☐ designated a National Historic Landmark☐ recorded by Historic American Buildings Survey # _____☐ recorded by Historic American Engineering Record # _____**Primary Location of Additional Data**☒ State Historic Preservation Office☐ Other State agency☐ Federal agency☐ Local government☐ University☒ OtherName of repository: ☐ Ferry Plantation House _____

10. Geographical Data

Acres of Property ☐ 0.2768 acres _____**UTM References** (Place additional UTM references on a continuation sheet)

Zone Easting Northing Zone Easting Northing

1 18 400323 4080145 2 _____

3 _____ 4 _____

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.)

Boundary Justification (Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title: Mary C. Taylor

Organization: City of Virginia Beach, Historic Preservation Division date 9/15/04

street & number: 3131 Virginia Beach Blvd telephone (757) 431-4000

city or town Virginia Beach state VA zip code 23452

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets**Maps**

A USGS map (7.5 or 15 minute series) indicating the property's location.

A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items (Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name City of Virginia Beach, C/O James K. Spore

street & number Building 1, City Hall Municipal Center telephone (757) 427-4242

city or town Virginia Beach state VA zip code 23456

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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7. Summary Description:

The Ferry Plantation House was constructed ca. 1830 using the best bricks salvaged from an earlier manor home on the property, which burned ca. 1828. The ca. 1780 southeast wing was adapted from an early kitchen outbuilding to be joined to the new construction. The northwest frame wing was added ca. 1850 to expand the home to include a best parlor on the first floor and a bedroom on the second floor. The exterior was originally covered with oyster stucco that was removed in the late 1980s when the masonry was repointed. Modern conveniences such as plumbing and electricity were added to the home in the 1930s and the current riverside porch was constructed ca. 1950. The property currently consists of the primary building and a walkway to the museum's parking lot.

Detailed Description

The Ferry Plantation House stands two and a half-stories and is laid in a three course American bond. The ca. 1830 building includes two two-story historic wings and a modern one-story frame wing. The southeast wing predates the main portion of the home and was constructed during the mid-1700s. The northwest wing was added in 1850 after the central block was completed to add more living space. The home remained relatively unaltered from this point until ca 1900 when C.M. Barnett constructed a landside porch.

The home is oriented northeast southwest towards the Western Branch of the Lynnhaven River. The north façade or riverside serves as the home's main entrance. The central portion is laid in 3-course American bond brick and stands 2 and ½ stories over a brick foundation with a crawl space. The brick was originally covered with oyster-based stucco, which was removed in the mid-20th century. The chimneys remain covered. The riverside roofline exhibits a simple boxed cornice with returns on the gable ends. The landside roofline was altered when a full height porch was constructed ca 1950. A small portion of the boxed cornice and the returns are still visible on this side. A full width one-story porch with square wooden support columns covers the riverside entrance. The porch roof is painted tongue-and-groove wood planking. The entry door appears to be original and is wooden with four horizontal panels. It is topped with a three-light transom. The landside door also has a three light transom and horizontal panels, but is also surrounded by an entablature with a simple frieze. The windows are nine over six wooden sash on the first floor and six over six wooden sash on the second floor. Two gabled dormers with wooden clapboard sides and six over six wooden sash windows project from the roof on each side. Modern wooden paneled shutters flank

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each window, which have replaced the louvered wooden ones shown in historic photographs.

The southeast wing is the oldest section of the home. This wing predates the main portion of the home and has been dated through paint analysis to ca. 1780. Physical evidence that this wing was originally a freestanding building is seen in a stuccoed exterior wall in the closet connecting the southeast wing to the main section. There is also evidence of the original fireplace in the southeast wing with bricks added in the newer dining room fireplace to allow for the stovepipes from the pre-existing wing. The southeast wing currently stands two stories with an enclosed stairway leading to the second floor. This second floor is not accessible from the main portion of the home. There is also an attic space in this wing where the large timbers of the original roof framing are visible. The rafters are pegged together with wooden dowels at the peak and the cross members have dovetail joints for extra stability. The north window on the first floor has vertical iron bars over the glass.

A small addition was built onto the southeast wing to house modern mechanical equipment in the mid-20th century. Today this space encloses a small kitchen and a bathroom.

The northwest wing was constructed ca. 1850 shortly after the main portion of the home was completed. This frame addition is clad in beaded weatherboard, which was replaced in the late 1980s and stands two stories. The first floor includes the best parlor with the original plain wooden mantel and wainscoting exposed. Originally a door was centered in the west wall on both the first and second floors that led to wooden porches. These were replaced with windows ca 1947. The fireplace on the first floor is fitted with an opening approximately three feet below the ceiling to filter the hot air up the chimney flue and out of the room in the summer months. The room also contains wooden pictures rails around the upper portion of the walls.

The second floor of this addition contains wooden beaded board sloped ceilings with a plain fireplace and two over two casement windows at floor level. Originally used as a bedchamber, this room is currently used as meeting space.

On both levels the northwest wing is approximately two steps lower than the main home. The southeast wing's first floor is also about two steps lower than the central portion.

The main portion of the home consists of a hall and parlor floor plan with a central hall running the length of the home, a dining room on the southeast side and a library on the northwest side.

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Originally the stairway to the second floor was located in the library. In the 1930's the Barnett family, the owners at the time, upgraded the home with modern conveniences including a full bathroom that was carved out of the south end of the second floor hallway. In order to accommodate this change, the stairway was steepened and reconfigured to be entered from the hallway rather than the library.

During recent restorative efforts, several layers of plaster and wallboard were stripped from the dining room's southeast wall to reveal the original wooden lathe construction. A piece of original hog's hair plaster removed from the fireplace had the builder's dimensions etched into it.

The library has had several layers of wallpaper and paint stripped as well. Historic faux painted wood grain was exposed on the door under the stairs. Closets throughout the home were primarily created ca 1942 with solid wood doors. The library originally had a window and an exterior door on the northwest wall. The best parlor wing was added ca. 1850 and the window was converted to a second door to connect the library and the parlor. The north door was later enclosed with built in shelving taking its place in the library.

The second floor of the main portion contains two bedchambers, one on each side of the passageway. The northwest room contains a door to allow access to the second floor of the northwest wing addition. The southeast bedchamber, which is currently used as a gift shop for the museum, contains a closet in the southeast corner. Within the closet, there is a small hole that was historically used to call the servants from the kitchen. The upper half-story of the main portion contains two small bedchambers and is currently used as office space.

Just in front of the house on the north side is a brick cistern that was found through an archaeological investigation. A freshwater spring still releases water into this cistern as it did over one hundred and fifty years ago. Several 19th century artifacts have been discovered beneath the home in the crawlspace and preliminary probing discovered what is believed to be the foundation of the earlier manor house, which burned ca 1828 on acreage surrounding the home. In 1997, Chris Eckard of the Nansemond Chapter of the Archaeological Society of Virginia conducted the excavation of a 5'x5' pit approximately 10 feet to the east of the riverside porch and five feet out from the building. This excavation uncovered primarily brick fragments, pottery pieces, hand wrought nails and melted glass. The remains of a brick floor was also found approximately 45 inches below the surface.¹

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These findings supported that when the earlier ca. 1780 home burned the new one was built on the edge of that original foundation.

The current Ferry Plantation property consists of only the 0.2867 acres that includes the footprint of the house with several feet around it for ingress/egress easements and a winding walkway to the parking lot. It is encircled by large modern homes built in the late 1980's. While these large intrusions weaken the historic view shed of the home, there is still a clear view of the original ferry-landing site on the Lynnhaven River. The surrounding open space is currently being landscaped to further protect the view shed and to compliment the several large mature historic plantings that remain.

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8. Statement of Significance

Summary Statement

The Ferry Plantation House dates to the second quarter of the 19th century and sits on a property with roots all the way back to the 17th century when a ferry was operated from the property. The original Walke Manor house was constructed ca 1780 and burned ca 1828. The current building was created from the salvaged bricks of the original home and sits just to the west of that original foundation. Constructed by George McIntosh for his son, Charles ca. 1830, the Ferry Plantation House remained in the family for over 60 years. It was during this early time period that a majority of the changes were made to the home including the addition of the northwest wing ca. 1850. Following the long ownership by the Walke family and their relatives, the home went through two different families before sitting vacant for almost a decade between 1987 and 1996. Ferry Plantation is one of the few remaining early 19th century homes in the City of Virginia Beach and stands as a visual waterfront reminder of the history of Tidewater Virginia. Despite the loss of almost all of its historic acreage and contextual setting the Ferry Plantation House is eligible for listing on the National Register of Historic Places under criterion C for its rarity and retention of a majority of its original architectural fabric.

Background History

The history of Ferry Plantation dates back to 1642 when Savill Gaskin first operated a ferry from the property.² Charles and Elizabeth Smyth deeded two acres of the property to the county in 1730 to accommodate the third Princess Anne County courthouse³. Attempts to locate this building through archaeological investigations have been unsuccessful. Dendrochronology of the southeast wing of the home is being conducted to determine if that could be the courthouse structure. In 1826, Rear Admiral Henry Walke visited his family home and remembered that the ca. 1751 manor house was constructed so close to the courthouse that it was used as a kitchen.⁴ This wing also matches the courthouse in dimensions and massing.

Anthony Walke III gained ownership of the property in 1740 and constructed the original Ferry Plantation House ca. 1751. This substantial brick dwelling suffered fire damage in 1756 and was reconstructed in 1780. A watercolor painting of this early house was completed by General Thomas

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Hoones Williamson, born at the plantation in 1813 from memories of his childhood in the home sometime before his death in 1888 and can presently be seen in the house.⁵ Williamson was the son of Thomas Williamson and Anne Walke who was Anthony Walke V's sister.⁶ Fire again claimed this manor house ca. 1828.

The Walke family was quite prominent throughout Princess Anne County and held several large properties including Fairfields and Greenwich. Neither property is currently standing. There were also several members of the Walke family elected as burgess members and justices including Anthony Walke from 1734-1739, Thomas Walke from 1752-1760 and Anthony Walke, Jr. from 1760-1765⁷.

Using the good bricks salvaged from the manor house, George McIntosh and his wife, Anthony Walke V's sister, Anna, constructed the present plantation home ca. 1830 for their son, Captain Charles McIntosh.

The historic property once included a windmill evidenced in the painting by Thomas Hoones Williamson and a mid-late 18th century tavern, which was found through an archaeological investigation in 1987. The tavern was found under the present location of Cheswick Lane. An exact replication of this windmill was rebuilt and can be seen in Colonial Williamsburg.

Charles M. Barnett and his wife purchased the house in 1896. The Barnetts lived in the home until 1942 when Mr. C.W. Hudgins took ownership of the property. The Barnett family constructed a new landside porch in 1900 and added indoor plumbing to the home. Mr. Hudgins later reconstructed both porches in the 1950s.

The City of Virginia Beach currently retains only a very few brick dwellings from the late 18th to the mid- 19th centuries. Of these buildings the Ferry Plantation House is the best-preserved brick Federal style home in the city.

Criteria C: That embody the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

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The Ferry Plantation House is a very rare intact example of late Federal architecture remaining in the City of Virginia Beach. Constructed ca. 1830 using the good bricks that remained after the original 1780 manor house burned ca. 1828, Ferry Plantation has retained a substantial amount of its original fabric and through the restoration process continues to reveal more information about the home's beginnings. Because the home sat vacant for a period of approximately 10 years between 1987 and 1996, there was some deterioration to the building. The ceilings and flooring had to be stabilized, repaired and replaced in kind, as necessary. A majority of the original flooring material, however, was retained during this process.

Original interior woodwork including wainscoting, the mantel and fireplace surround was discovered on the first floor in the best parlor after removing several layers of non-historic drywall. The holes where brick masons placed boards to support themselves while working on higher levels were left exposed on the fireplace as well. Working original interior wooden shutters are also visible on most of the windows throughout the house. Several of them were cut horizontally in half by a later owner of the property as a method of controlling the amount of light entering the rooms.

Plaster has been removed from two walls in the dining room to allow for repairs caused by broken water pipes left untouched for many years. The original wood lathe is visible and being protected with plastic sheathing until appropriate historic plaster can be replicated. Removal of the plaster also exposed the brick fireplace and original vent openings from when the central portion of the house was attached to the older kitchen wing. A closet between the dining room and kitchen wing reveals the original stuccoed exterior brick wall of the kitchen. Paint in this earliest kitchen wing dates to ca 1780. The attic of the kitchen portion shows the original pegged board roof construction with the crossbeams dovetailed into the supporting rafters.

The configuration of the stairway was changed in the 1930's when a bathroom was added to the second floor hallway. This is also when closets were created throughout the second and third floors of the home.

New porches on both sides of the home were constructed ca 1950. The landside porch was carefully removed in 2003 due to severe deterioration and safety concerns. Architectural drawings have been done for a two-story replacement porch based on historic photographs and physical evidence in the roof.

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Overall, Ferry Plantation serves the Virginia Beach community as a rare example of late Federal architecture. It continues to reveal more information about its past through restorative efforts and stands as an important educational tool for the study of early-mid –19th century Tidewater Virginia architecture.

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Bibliography

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Fairlamb Sadler & Whitehead Architects, P.C. *A Study of the Ferry Plantation House*. Richmond, VA. 1996.

Gilbert, Lillie, Belinda Nash, and Deni Norrad-Williams. *Bayside History Trail, A View from the Water*. Virginia Beach, Virginia. 2003.

Lawrence, Daisy. *Old Donation Farm, Works Progress Administration of Virginia Historical Survey*. July 1937.

Tazewell, C.W., Ed. *The Tazewell Quandary*. Virginia Beach: W.S. Dawson Co. No. 27, April 1994; No. 30, July 1994; No. 31, November 1994.

Turner, Florence Kimberly. *Gateway to the New World, A History of Princess Anne County, VA., 1607-1824*. Southern Historical Press. 1984.

Virginia Beach Planning Department Historic Site Records 1865-1991 Archives 16; I. Historic Site Records Inventory A. Individual Sites 1. 5 of 10

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Boundary Description

The current boundary of the property extends just beyond the home and includes a fifteen-foot wide path to the parking lot on Cheswick Lane. This encompasses a total of 0.2768 acres. The square portion of Parcel B surrounding the home measures 62 feet x 100 feet. Please also see attached parcel map. The parcel is immediately surrounded by open space and large modern homes.

Boundary Justification

The nominated parcel includes the home and a few feet directly surrounding the building to allow for ingress/egress easements. It also includes a fifteen-foot wide pathway that winds through the adjacent open space to the parking lot on Cheswick Lane near the original Ferry Landing. This boundary was chosen because it includes the historic building and its access and is the portion of the historic acreage currently owned by the City of Virginia Beach.

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Endnotes

¹ Chris Eckard. "Ferry Farm Plantation Initial Site Survey." May 1997.

² C.W. Tazewell, Ed. "The Tazewell Quandary No. 27." (W.S. Dawson Co. :Virginia Beach) April 1994.

³ Fairlamb Sadler & Whitehead Architects, P.C. "A Study of the Ferry Plantation House." (Richmond, VA) 1996. Appendix B.

⁴ C.W. Tazewell, Editor. "The Tazewell Quandary No. 30." (W.S. Dawson Co.: Virginia Beach, VA) November 1994.

⁵ Lillie Gilbert, Belinda Nash, and Deni Norrad-Williams. "Bayside History Trail, A View from the Water." (:Virginia Beach, Virginia) 2003. inside cover.

⁶ Virginia Beach Planning Department Historic Site Records 1865-1991 Archives 16; I. Historic Site Records Inventory A. Individual Sites 1. 5 of 10

⁷ Florence Kimberly Turner. "Gateway to the New World, A History of Princess Anne County, VA, 1607-1824." (Southern Historical Press) 1984. Page 277.